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4 BILL NO. R-75-05- 42

5 RESOLUTION NO. R- 38-75

6 A RESOLUTION authorizing the Department of Community
7 Development and Planning to apply for federal funds
8 under Innovative Community Development
9 Demonstration Project Grant Program

10 WHEREAS, the United States Department of Housing and Urban
11 Development (HUD) has available funds under the Innovative Community Develop-
12 ment Demonstration Project Grant Program; and

13 WHEREAS, the City of Fort Wayne may obtain up to \$165,000 of such
14 funds without need for providing matching funds; and

15 WHEREAS, such funds could be used for many purposes which
16 would permit the City of Fort Wayne to expand its efforts in the field of com-
17 munity development and particularly in the revitalization of aged and/or
18 damaged areas.

19 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
20 THE CITY OF FORT WAYNE, INDIANA:

21 That the proper executive officers of the City of Fort Wayne are
22 hereby authorized and directed to execute the documents necessary to obtain
23 a grant of \$165,000 from HUD under the Innovative Community Development
24 Demonstration Project Grant Program.

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Councilman

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APPROVED AS TO FORM
AND LEGALITY,

CITY ATTORNEY

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 197____, at _____ o'clock P.M., E.S.T.

Date: _____ CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by Talarico, and duly adopted, placed on its passage. Passed (~~lost~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	<u>6</u>	<u>2</u>		<u>1</u>	
BURNS		✓			
HINGA	✓				
KRAUS	✓				
MOSES	✓				
NUCKOLS				✓	
SCHMIDT, D.		✓			
SCHMIDT, V.	✓				
STIER	✓				
TALARICO	✓				

DATE: 5-27-75

Charles W. Westerman
CITY CLERK
Chief Deputy City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. B-38-75 on the 27th day of May, 1975.

ATTEST:
Charles W. Westerman
CITY CLERK
Chief Deputy City Clerk

(SEAL)

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of May, 1975, at the hour of 11:00 o'clock A. M., E.S.T.

Charles W. Westerman
CITY CLERK
Chief Deputy City Clerk

Approved and signed by me this 28th day of May, 1975, at the hour of 11:30 o'clock A. M., E.S.T.

Paul D. Lusk
MAYOR



THE CITY OF FORT WAYNE

office of the mayor

April 18, 1975

Mr. James E. Armstrong
Area Director
HUD Area Office
4720 Kingsway Drive
Indianapolis, Indiana 46205

ATTN: MR. MARK LANCASTER, PROGRAM MANAGEMENT

Dear Mr. Armstrong:

We are herewith submitting our application for a Innovative Community Development Demonstration Project Grant funding.

We have submitted this to the Northeast Indiana Regional Coordinating Council for A-95 Review. No comments or recommendations have yet been received.

Sincerely,

A handwritten signature in cursive script, reading "Ivan A. Lebamoff".

Ivan A. Lebamoff, Mayor
City of Fort Wayne, Indiana

IAL:jl

cc

Enc.

7504 5303 02

2. APPLICANT'S APPLICATION NO.

APPLICATION FOR FEDERAL ASSISTANCE

3. FEDERAL GRANTOR AGENCY

Department of Housing and Urban Development

4. APPLICANT NAME

Department of Community Dev. & Planning

AREA OR REGIONAL OFFICE

Indianapolis Area Office

STREET ADDRESS - P.O. BOX

One Main Street

STREET ADDRESS - P.O. BOX

CITY

COUNTY

Fort Wayne

Allen

STATE

ZIP CODE

Indiana

46802

CITY

STATE

ZIP CODE

4720 Kingsway Drive

Indianapolis

Indiana

46205

5. DESCRIPTIVE NAME OF THE PROJECT

Community Development Block Grant Program - Innovative Projects Grant

6. FEDERAL CATALOG No.

7. FEDERAL FUNDING REQUESTED

\$ 165,000

8. GRANTEE TYPE

☐ STATE,☐ COUNTY,☒ CITY,☐ OTHER (Specify)

9. TYPE OF APPLICATION REQUEST

☒ NEW GRANT,☐ CONTINUATION,☐ SUPPLEMENT,☐ OTHER CHANGES (Specify)

10. TYPE OF ASSISTANCE

☒ GRANT,☐ LOAN,☐ OTHER (Specify)

11. POPULATION DIRECTLY BENEFITING FROM THE PROJECT

Not Applicable

13. LENGTH OF PROJECT

Not Applicable

12. CONGRESSIONAL DISTRICT

a. 4th Indiana

14. BEGINNING DATE

b. 4th Indiana

15. DATE OF APPLICATION

4/18/75

16. THE APPLICANT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE DATA IN THIS APPLICATION ARE TRUE AND CORRECT, AND THAT HE WILL COMPLY WITH THE ATTACHED ASSURANCES IF HE RECEIVES THE GRANT.

TYPED NAME

Ivan A. Lebamoff

TITLE

Mayor of City Of Fort Wayne

TELEPHONE NUMBER

SIGNATURE OF AUTHORIZED REPRESENTATIVE

Area Code

Number

Ext.

219

423-7646

FOR FEDERAL USE ONLY

The problems to be addressed by an "Innovative Project Grant" can be classed as (a) immediate and (b) long-term. On Monday, February 3, 1975, two buildings on West Columbia Street, a locally registered historical district known as the "Landing," were gutted by fire. While the inside of the buildings were destroyed, the facades are reparable, and the superstructure is sound (see historical and engineering statements). The buildings are now fenced off from the public and, if they remain in their present condition, will have to be declared a nuisance and a health hazard. The ultimate result will be the destruction of two functional, historical structures.

Therefore, the immediate problem is to begin to put the structures to some use, which requires salvation from demolition. The long-term problem, which would be directly affected by the use of the structures, is the economic life of the Landing, which has suffered from declining interest in recent years. Since the City of Fort Wayne recognizes the Landing as a historically significant district, and since the city is heavily committed, philosophically and materially, to the regeneration of the urban core, of which the Landing is an integral part, it is possible to turn a tragedy into a mechanism for regenerating the entire street.

The principle objective of the grant proposal is to lay the organizational foundation of later efforts at physical restoration and renovation. The subordinate objectives, which will be outgrowths of this overarching goal, are to (a) decide upon the ultimate function of the two buildings; (b) to create a material framework for cooperation between the owners of property on the Landing, the tenants, primarily business, on the Landing, and government; (c) to begin long-range planning for the future of the whole street; (d) develop and apply the processes of physical restoration and economic regeneration that

The grant monies would be used in the following two ways:

I. DEVELOPMENT STUDY--Over a period of one year the "cooperative corporation" will conduct and make public the findings of a study focusing on five areas. (a) Possible uses of the structures as defined by the architectural and historical determinants; (b) possible uses for the structures given the damages from the fires as seen from an engineering point of view; (c) possible uses for the structures as determined by the existing economic relationships on the Landing, with particular emphasis on the need to develop a mixed economy; (d) possible directions for the street if the two now-damaged structures become economically active; and (e) Possible directions of the structures as it relates to the regeneration of downtown:

To conduct such a study, a full-time office and personnel must exist. However, the total purpose of such an office will be to coordinate all activities of the "cooperative corporation." For example, one of the duties of the Director will be to act as an ombudsman between the property owners, the merchants, and government. The Director will also act as the representative of the "cooperative corporation" in seeking private and public investment in the street. All of this will be in addition to acting as coordinator of the Development Study.

The following is a cost breakdown of the office/study component:

Director--Must have experience in historical restoration and preservation, \$15,000 urban development, business, and administration.

Secretary--typing, reception, filing
\$7,000

Consultants--An architectural, engineering, and economic analysis will be necessary. A certain percentage of expertise will be contributed by city government, to be considered incidental expenses to be absorbed in the normal governmental budget. Moreover, some commitments have been made by the city--i. e. \$5,000 for an architect--that can be considered seed money. The city will provide office space and office materials.

TOTAL REQUEST UNDER I.--\$50,000

II. RESTORATION OF THE ROSE MARIE--The establishment of an office and the development study are prerequisites for the success of the "cooperative corporation," but there should be other levels of commitment to stimulate active participation by the owners and merchants. The fire offers the opportunity to government to take a leading role, acting as that stimulant. One of the buildings, the Rose Marie Hotel, was for sale prior to the fire. Under present conditions, should the owner be unable to find a buyer, it will be expedient to simply demolish the facade and superstructure.

The first material act of the "cooperative corporation" should be in relation to this building. Two options seem the most feasible:

(1) purchase the building or (2) persuade the owner to deed the building to the "cooperative corporation" to be held in common title with all the other owners and merchants; a "purchase price" will be agreed upon, and the funds will be used as seed money for restoration and renovation. Such a move represents (a) the salvation of the structure; (b) a commitment, material and psychological, to the Landing; (c) a way to facilitate the operationalizing of the conclusions reached in the Development Study.

We expect the purchase price to be roughly \$100,000 to \$115,000. This would be added on to the office and study costs, bringing the total grant request to approximately \$165,000. Should the building be sold prior to the awarding of the grant, or should no reasonable price be agreed upon by the corporation and the owner, the money would be used for general restoration and renovation on the entire street.

The following is a tentative chronology of the grant proposal. Negotiations for the purchase/deeding of the Rose Marie will begin as soon as the corporation is formed and a director is selected. As the

city is the initiator of the corporation and is filing the grant application for the office, study, and building, the Director of Urban Affairs, Mr. William Roberts, will act as the corporation's representative until the director is selected. A deadline of one calendar year from the receipt of the funds shall be imposed for the purchase of the structure.

First Month--Formation of the Cooperative corporation"

Second Month--Search and hiring of director and office staff; establishment of the office

Third Month--Competitive selection of the consultants

Fourth through

Eighth Months--Establishment of the ombudsman process, establish contacts with business community, grant and foundation research for total project, work for renovation of entire street, issue mid-year progress report, coordinate study

Tenth Month--Receipt of initial reports from consultants; begin to compile data

Eleventh Month--Consultants reports due; study moves into rough draft

Twelfth Month--Formal submission of Development Study with specific recommendations; acceptance of study by corporation; begin to implement findings.

The following City Departments will be lending support to this project:

- I. Office of the Mayor - This office will serve a support function and coordination with the private sector.
- II. Department of Community Development and Planning - This department will provide the staff and guidance needed for the project. Coordination will also be made with other downtown projects. E. Owen Donnelly the director of Community Development and Planning will serve as program supervisor.
- III. Bicentennial - Will work primarily on the historical aspect through Mark Rozeen and committee. Cheryl Kinberger will handle publicizing for the project.

KEY PERSONNEL

E. Owen Donnelly - Mr. Donnelly's field of specialty is urban management and development. Presently he is Director of Community Development and Planning for the City of Fort Wayne. Prior to coming to Fort Wayne he was Director of Planning & Research for Community Action Pittsburgh, Inc. In addition, he has previously held positions as a city planner or consultant in Boston, Philadelphia, and Pittsburgh. A graduate architect from the University of Notre Dame, he also received a masters degree in urban planning from Michigan State University and is a Ph.D. candidate in urban affairs from the Graduate School of Public and International Affairs at the University of Pittsburgh. Mr. Donnelly was born in Boston in 1940 and grew up in Waltham, Massachusetts.

Michael T. Lexy - University of Michigan College of Architecture and Design. Bachelor of Architecture Degree (1971). Areas of expertise include Architecture, Graphics Design, Interior Design, Planning, Small Business Management, and Photography.

Howard W. Koepp - Northern Illinois University Degree of Masters of Arts in Sociology (1972). Carthage College Bachelor of Arts degree in Psychology and Sociology (1966). Expertise in Planning and research.

Howard E. Doughty - Michigan State University. Bachelor of Science degree in Urban Planning. Expertise in drafting and urban renewal.

Michael J. DeBartolo - University of Notre Dame. Bachelor of Arts in Architecture. Expertise in downtown revitalization.

William E. Roberts - Director of Urban Affairs with a Bachelor of Arts Degree in Political Science, Indiana University. Master of Arts degree in Government from the University of Notre Dame. Presently working on Ph.D. in government at Notre Dame.

Mark Rozeen- Assistant Director of the Bicentennial program for the City of Fort Wayne. Bachelor of Arts Degree from Ball State University in English and History. Currently working on his Ph.D. in American History at the University of Michigan.

Cheryl Kimberger - Employed by the Bicentennial Commission. Will handle publicity for this project.

(Instructions: The applicant must provide assurances and/or certify to all of the following items. The only exception is item No. 10 for which the applicant must certify as to either (a) or (b), or to both.)

The applicant hereby assures and certifies that he has complied with the regulations, policies, guidelines and requirements of OMB Circular No. A-95, and that he will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program. Also, the applicant gives assurance and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant, and to execute the proposed program; that a resolution motion or similar action has been duly adopted or passed as an official act of the applicants' governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the applicant's chief executive officer as the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with:
 - (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this agreement. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

- (b) Title VIII of the Civil Rights Act of 1968, (P.L. 90-284) as amended, and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing.
- (c) Section 109 of the Housing and Community Development Act of 1974 and in conformance with all requirements imposed by or pursuant to the Regulations of the Department (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with the community development funds.
- (d) Executive Order 11063 on equal opportunity in housing.
- (e) Section 3 of the Housing and Urban Development Act of 1968, as amended requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

4. The applicant will:

- (a) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204, of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (P. L. 91-646) and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property assisted under the program;
- (b) Provide relocation assistance programs offering the services described in Section 205 of P. L. 91-646 to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
- (c) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of P. L. 91-646;
- (d) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
- (e) Carry out the relocation process in such a manner as to provide displaced persons with uniform and consistent services, and assure that replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin.

5. The applicant will:

- (a) In acquiring real property in connection with the community development block grant program, be guided to the extent permitted under State law, by the real property acquisition policy set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and the provisions of Section 302 thereof;
- (b) Pay or reimburse property owners for necessary expenses as specified in Sections 303 and 304 of the Act; and
- (c) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations.

6. It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.
7. The applicant will comply with the provisions of the Hatch Act which limit the political activity of employees.
8. It will comply with the provisions of: Executive Order 11296, relating to evaluation of flood hazards, and Executive Order 11128, relating to the prevention, control, and abatement of water pollution.

9. The applicant's certifying officer:

(a) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such act apply pursuant to this Part; and

(b) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.

10. The Community Development program:

☐ (a) Gives maximum feasible priority to activities which will benefit low - or moderate- income families or aid in the prevention or elimination of slums or blight;

☐ (b) Contains activities designed to meet other community development needs having a particular urgency which are specifically identified and described in the applicant's community development plan summary and community development program.

11. It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
12. It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.

Legal Certification: As counsel for the applicant and an attorney-at-law admitted to practice in the State in which the applicant is located, I certify that the facts and representatives contained in Assurance No. 1 above to be true and in accordance with State and local law.

<u>4/20/75</u>	<u>Warren B. Rosenblatt</u>	<u>Warren B. Rosenblatt</u>
(Date)	(Signature of Applicant's Counsel)	Type or Print Name of Applicant's Counsel



THE CITY OF FORT WAYNE

SUPPORTING DOCUMENTS

- I. Historical Interpretation of the "Landing"
- II. Letter from E. Gerald McArdle
- III. Report of Fire Damage Rose Marie Hotel on the Landing, Fort Wayne, Indiana
- IV. Report of Fire Damage Old Fort Draperies (Bash) Building Fort Wayne, Indiana
- V. Landing Plat Map
- VI. The Landing

HISTORICAL INTERPRETATION OF THE "LANDING"

The history of the "Landing," the western block of Columbia Street between Calhoun and Harrison Streets is intimately intertwined, if not a microcosm of the overall development of Ft. Wayne as a regional urban center. The "Landing" derives its generic name from its relationship to the Wabash and Erie Canal, the longest man-made waterway in North America, constructed in the 1830's and operational through the 1880's. In the mid- 19th century, Dock Street and Columbia Street both ran parallel to the canal on the southern bank. The two streets formed the Ft. Wayne terminus of the waterway, a key position on the canal because of the town's role as "summit." The expansion of sources of material goods and export markets brought about by the canal made Dock and Columbia Streets the central commercial for the city.

However, while the importance of the canal should not be overlooked, it should also not be overstated. Although the canal was a significant transportation form, the canal did not have the economic impact of the railroad, which was introduced to Ft. Wayne during the "Canal Era." Significantly, the shift in the major mode of transportation did not effect a corresponding shift in the commercial geography for some time. Columbia Street not only remained a focus of activity, but its primacy was solidified by the purchase of the canal bed by the railroad in the early 1880's. The noise and pollution caused by the rail traffic was not conducive to the marketplace atmosphere, so Dock Street gradually gave way to the more serene Columbia Street. Even the designated Main Street could not challenge Columbia Street's leading role.

Columbia Street maintained its central commercial function at least until 1914 until the Pennsylvania Railroad constructed its major station approximately three-quarters of a mile south of Columbia Street. This caused the business district to creep south, but Columbia Street was by no means eclipsed. As Ft. Wayne remained primarily a "walking city" until the latter part of the 20th century, the north side of downtown was not isolated from the emerging southern sector. Moreover, as the city instituted street railways, the north side became the major staging area, bringing the businesspeople and shoppers to the foot of Columbia Street. If Columbia Street experienced a period of decline, it was in the post- World War II era when all of downtown suffered from economic decentralization and residential suburbanization. The decline of the mass transit systems, commercial and non-commercial, and the rise of private and autonomous transportation--the auto and trucks rolling over a network of improved streets and superhighways--affected Columbia Street as noticeably as the rest of the central core area.

However, this process of change should not be misconstrued as the deathknell of Columbia Street. The rise of government as the major planner and shaper of the city for the future will have a direct effect on Columbia Street in years to come. Ft. Wayne, like many other cities, is engaged in massive regeneration of the urban core, both commercially and residentially. The geographic relationship of Columbia Street to the seat of government, the major financial institutions, and the new structures supporting the fine arts will, act as a catalyst, just as the canal and railroad did a century before.

Given this general overview of the historical development of the "Landing," the only remaining section of the once-vibrant Columbia Street, the significance of the area can be measured in fêve ways. Clearly, the block represents a direct link to the early canal and railroad, the base of modern Ft. Wayne. This link is strengthened by the visual appearance of the district, for much of the architecture dates back to the 1870's, and some structures were raised during the heyday of the canal. Indeed, some of the structures are unique in their design, more than good illustrations of the period.

If the individual buildings of the "Landing" are impressive, then the area, when seen as an intergrated unit, takes on a new dimension of importance. An entire street of a bygone era is inherently dynamic, not static as is a single building. That is, a single structure, viewed in isolation, is ripped from its context. But a street is the context, suggesting in its architecture the organic interaction of form and function. In this sense it is more historical than any one building can be.

Not only is the "Landing" a full street, but it is a street whose economic role in the development of Ft. Wayne was central and persistant over time. In fact, some of the very structures of the "Landing" have maintained the same function for a century. An excellent example of this phenomenon is the Rosemarie Hotel, which was built on the site of the American House, the Tremont House, Wayne Hotel, and the Jones Hotel.

The absolute historical value of the "Landing" only serves to reinforce the relative historical value of the "Landing" to Ft. Wayne. The western section of Columbia Street has the dubious honor of being the only remnant of the mid-19th century commercial architecture in Ft. Wayne as well as the

last vestage of Columbia Street. Fortunately, in 1965 concerned citizens in Ft. Wayne, acting in conjunction with the city administration, managed to save the block from the wrecker's ball. The "Landing" was thus established as a city historical district, protected by the zoning laws. Consistant efforts have been made to revitalize the area, with much time and money donated by both the public and the private sector. Then, in February, 1975, two major structures were gutted by fire. However, engineering studies have indicated that, despite the internal loss, the sub and superstructures are still sound, and massive efforts are presently underway to restore the buildings. Fortunately, the facades were virtually undamaged, so their historical value will remain even though the internal structure will be redesigned. Thus the "Landing" has been and will continue to be a basic element in the physical history of Ft. Wayne.

Finally, the "Landing" is also a basic element in the physical future of Ft. Wayne. As city government stimulates a redirection of the inner core, the "Landing" will play a major role. When a large segment of downtown is turned into a pedestrian mall to foster commercial activity, the "Landing" and its series of shops will be intergerated. Moreover, the area will service a complex of housing and recreation for the elderly scheduled to be build only a block away from the "Landing." And, as the city expands its convention services with the construction of a new Civic Center, the hotel and restaurants of the "Landing" will fill an important gap. Therefore, the "Landing" is a viable and necessary aspect of the growth of Ft. Wayne, and the heritage of the area enhances its desirability for the future. Participants in the new downtown will simultaneously be exposed to the old downtown; indeed, the new and the old are natural bedfellows.

March 5, 1975

Mr. Bill Roberts, Director
Urban Affairs
City-County Building
Fort Wayne, Indiana

Dear Bill:

The recent fires in the Rosemarie Hotel and the Bash Building on Columbia Street certainly have created a crisis for "The Landing" as it was originally conceived.

If the atmosphere of "The Landing" is to survive, the two above mentioned buildings, or at least their facades, must be saved. The atmosphere of "The Landing" is contingent on the street being defined by the vertical facades of all the buildings on both sides of the street. New facades in place of the old ones would not have the character of the old because today's cost of construction would make that kind of duplication prohibitive.

Architecturally, "The Landing" is the last concentrated example of canal era architecture in Fort Wayne, and the demolition of the two fire-damaged buildings would probably trigger the end of "The Landing", and eventually, the other historic buildings on the street.

Also, with the loss of "The Landing" historic Fort Wayne and its connection to the Erie Canal would be gone forever, which would be a tragic loss.

I strongly urge that no avenue for the preservation of the landing be left unexplored.

Sincerely yours,

GRINSFELDER-McARDLE ASSOCIATES, INC.

E. Gerald McArdle

EGMcA/dy

D. M. SNYDER



CONSULTING ENGINEERS

REPORT OF FIRE DAMAGE
ROSE MARIE HOTEL ON THE LANDING
FORT WAYNE, INDIANA

INTRODUCTION

An inspection has been made of the above noted structure about the 13th of February, 1975. The purpose of the inspection was the determination of the damage inflicted by the fire of February 3, 1975, particularly with respect to the condition of the structural framing system, the interior brick bearing walls, and the brick front facade (entire North elevation). The inspection was made by walking thru all four floors of the building (front) and thru the two floors in the South (rear) portion of the building. Also, thru the use of the Fort Wayne Fire Department snorkel equipment a visual inspection was made of the exterior of the front facade with particular emphasis on the thermal or water damage that may have resulted from the fire and the efforts to extinguish the blaze.

BUILDING DESCRIPTION

The Rose Marie hotel building (formerly the Wayne Hotel) is about 90 years old and consists of four stories North and two stories on the South. The East 21 feet, approximately of the present complex has four stories extending to the alley on the south. It is understood a basement extends under the structure.

The front elevation consisted of a brick wall with arches over windows and an interesting brick frieze. The parapet was coped off with a formed metal cornice. The building was primarily wall bearing with wood floor framing bearing on brick bearing walls except for a beam-girder system in the center portion. The non-bearing partitions are wood stud covered with wood lath and plaster the same as the ceilings. The wall thicknesses appeared to be in excess of 16" at the first story and 12" in the top stories.



The four-story building rises about 69' above the sidewalk and is about 94' wide for the old hotel proper with about another 21' in width for the east four-story annex. The building extends southward about 124' to the back alley.

RESULTS OF INSPECTION

The top story and attic consisting of wood framing was destroyed but the joists and roof members bearing on the front wall did little damage to the wall as they burned off and collapsed. The top story of the brick bearing walls was badly damaged from the heat, collapsing roof, etc.

The damage resulting from the fire and water to the lower masonry bearing walls is minimal. There are some cracks but these appear to be old and have no effect on the use of the structure.

The lower damage to stud walls, plastered ceilings, floor framing, and of course contents, fixtures, and the like is rather extensive, and with the water damage pretty well rules out re-use of the existing wood framing.

CONCLUSION

1. Front Facade

a. The front brick wall shows little damage from the fire and fire-fighting operation. No lateral displacement was noted and little or no evidence of any severe heat or thermal shock is evident. There are three minor cracks in the top story brick arches - all relatively minor. Only the one on the extreme east side of the east 21' wide four-story structure could be connected to the fire and this is questionable.

b. There is no question, in the writer's opinion, that the front building facade can be preserved. The only repair work required for this wall



is cleaning of a few bricks along the frieze and re-setting one or two of the top courses. The cracks noted above should have corrections made at the same time.

c. It is necessary that proper lateral bracing be supplied to this wall at all times during any repair phase and; of course, on a permanent basis to prevent any future lateral movements.

d. Some means of temporarily wrapping the front brick wall or protecting the brick from the elements is recommended to prevent any further deterioration. If the building is to be repaired or re-constructed the front facade must of necessity be preserved to maintain the historical and aesthetic qualities of the Landing.

2. Bearing Walls

a. The lower three stories of the interior brick bearing walls may be preserved with spot repair of damaged areas and a few old cracks not related to the recent fire.

b. These walls will need bracing while the wood framing system is removed and replaced with fire-proof construction.

c. The old brick bearing walls could be used for up to three stories of fire-proof construction for "light" uses such as offices or light commercial categories.

d. For accomodating steel joists supporting concrete floors, etc. the brick bearing walls could have bearing slots cut and the old wood bearings closed leaving the walls reasonably intact.

e. The recommended floor system to be used if the old building is to remain is a concrete slab and steel joist system with 5/8" thick "X" rated dry-wall ceiling. The mechanical and electrical systems will likely have to be completely re-constructed.

D. M. SNYDER



209 CENTRAL BUILDING
FORT WAYNE, INDIANA 46802
PHONE 219 422-7139

~~and associates~~ CONSULTING ENGINEERS ~~INCORPORATED~~

f. Likely uses for the rebuilt structure on this site would be for offices, hotel, restaurant, and light commercial establishments.

Respectfully submitted,
D. M. SNYDER & ASSOCIATES

David M. Snyder, P. E.

18 February, 1975

REPORT OF FIRE DAMAGE
OLD FORT DRAPERIES (BASH) BUILDING
FORT WAYNE, INDIANA

INTRODUCTION

An inspection was made of the above noted structure about the 13th of February, 1975. The purpose of the inspection was the determination of the damage resulting from the fires which occurred late night on February 3 and late afternoon on February 4, 1975. Of particular note was the condition of the front (south) and rear (north) masonry walls since the interior of the structure was nearly destroyed in the blaze. The brick side bearing walls were not greatly affected by the blaze except for the upper fifth and sixth stories towards the rear where high temperatures as well as thermal shock were experienced.

The inspection was made from the street levels front and rear as well as from the various floor levels thru use of the snorkel equipment furnished by the Fort Wayne Fire Department. The upper level inspection involved checking damaged brick mortar joints along the front building elevation in the upper three stories of the six story structure.

BUILDING DESCRIPTION

The old Bash building is estimated to be in excess of 75 years old and was a six-story structure with wood mill type construction consisting of wood column, beams, joists, and wood deck flooring. It is assumed the building also had a basement. The building is 42' in width out-to-out of walls along the landing with a height to the top of cornice of 85'0", approximately, with the top of the rake about 92' above the sidewalk. The building is about 114' in depth to the back alley.



- 2 -

The front elevation consists of brick pierced by numerous window openings and the upper portion has a decorative brick frieze with a center gable above. The cornice above the frieze is constructed of wood outriggers covered with formed metal and the gable coping is of similar construction. The minimum thickness of brick walls appears to be 12" for both front and rear walls as well as the side bearing walls.

RESULTS OF INSPECTION

The fire was most severe in the rear of the building and burned out all but the extreme south bay in the sixth story with some damage in the front bay also occurring. Progressing downward the burned out portion of the building slopes northward so that by the third story only the north half of the floor is burned out with smoke and water damage extending thru the south half of the structure. Thus, the actual burned out area slopes from the south end of the building at the sixth floor progressively northward down thru the lower stories. This type of mill construction would normally have a slower spread in a fire except where accelerators are used to spread and increase the intensity of the blaze.

The damage to the rear brick wall and north upper story of the side (east and west) walls included partial loss of the wall and rather severe damage from extreme high temperatures and also from the thermal shock resulting from the fire fighting operation. The lower four (possibly five) stories of masonry wall is estimated repairable without replacement..

The damage to the front (south) elevation involved smoke, thermal shock to a lesser degree than the north wall, and also some severe mortar joint erosion



- 3 -

resulting from the operation of the nozzles. This erosion as well as the other damage is most severe in the upper two to three stories with damage much less severe on the lower stories of the south elevation.

Damage to the interior and contents was either total or severe except for the lower front stories of the building.

CONCLUSIONS

I. Front Facade

a. The front (south) brick wall shows smoke, fire, and erosion damage to mortar joints rather extensive in the top three stories but less severe in the lower stories. Since no displacements were observed this masonry wall should be repairable and should be salvageable.

b. The front brick wall repair will involve proper cleaning either using acid or preferably by sand-blasting. After cleaning all joints should be properly repointed and this will prove most extensive in the upper three stories where in extreme cases the mortar erosion extends into the joint up to 1 1/2" or more.

c. Since the upper floors are burned out to such an extent that the floor diaphragm action is greatly impaired it is recommended the rake and upper parapet wall to the cornice be braced by both vertical and horizontal "X" bracing in the south bay. This can be accomplished by use of cables, clips anchored in the masonry walls, rods, tibers, etc. The recommendation is for bracing of the top of the wall horizontally at just below the cornice and for bracing of the center of the rake and wall on a vertical plane down thru the building using the first interior column as the rear element in a vertical "X" bracing system. This can be done using masonry anchors, clips, cables, and wood members.



- 4 -

d. All cornice sheet metal and/or wood that is loose should be removed in the interest of safety. The sidewalk should be fenced for a distance of about 7'6" beyond the building walls east and west to the street with barricading recommended so as to restrict traffic to the south lane of the Landing.

e. The writer's opinion is that the south wall can be salvaged with the repairs herein recommended, but that until these have been made there is danger of damage from extreme high winds in a north-south direction. The repairs also would entail replacement of cornice, sheetmetal, etc.

2. Interior of Structure

a. The main interior framework - floor and columns are either destroyed or damaged except for the south portion of the lower stories. These could be replaced with similar mill construction although this is not recommended.

b. It is recommended that the floor systems be replaced with steel joist-concrete slab construction with 5/8" thick fireguard ceilings. The system should be properly anchored to the front and rear walls and will make use of the side brick walls for bearing as these need little repair except for the north end of the upper 2 - 3 stories.

c. The re-construction could be limited to no more than five stories with added attic space along the south at least 20' in depth to provide proper protection and bracing of the front wall.

d. The upper portions of the side bearing walls will require cleaning, pointing, and/or repair of any appreciable cracked brick from thermal causes.

3. North Wall

a. The north wall will need to be rebuilt at least from the fifth story with extensive cleaning, pointing, repair of cracked units, etc., required at lower levels. It does not appear feasible or necessary to replace the sixth



- 5 -

story except at the front.

b. The rear brick wall should be repaired and properly braced if the structure is to remain. Also, proper lateral bracing to the floor system is recommended for safety reasons.

4. Building Usage

a. Although the structure could be repaired more economically, no doubt, by use of wood construction for interior framing to do such would likely limit the future usage.

b. If the structure is to have the maximum future utility it is recommended that fireproof framing be used for re-construction the interiors.

c. Possible uses for the structure when completed would be for light commercial use, stores and offices.

Respectfully submitted,
D. M. SNYDER & ASSOCIATES

David M. Snyder, P.E.

25 February, 1975



THE LANDING

While the Mayor's Action Committee on Downtown and the City Administration have chosen the six-block, Alley, Mall, Civic Center, as the number one area of priority, the Landing must continue to be considered as a major element in any downtown revitalization scheme.

The Landing can retain its unique character and become an important entertainment, commercial and specialty retail area serving the developing needs of the northern CBD, if tenants and property owners can work together with City assistance to take advantage of the climate of interest that exists in the Landing today.

As in the Alley/Mall Project, the vacant space which exists in the Landing buildings represents a resource which should be exploited if the Landing is to have long-range success. In order to retain the attractive facades and streetscape, access to the upper levels should be developed within each building, with circulation between buildings remaining at street level.

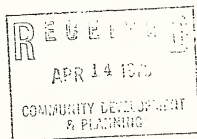
Parking developments in the Landing area should be designed to serve short-term office and other all-day parking. It seems likely that a major parking structure will be developed in the Harrison/Main Street area, and that a series of collector structures will be built north of the N & W tracks including directly north of the Landing.

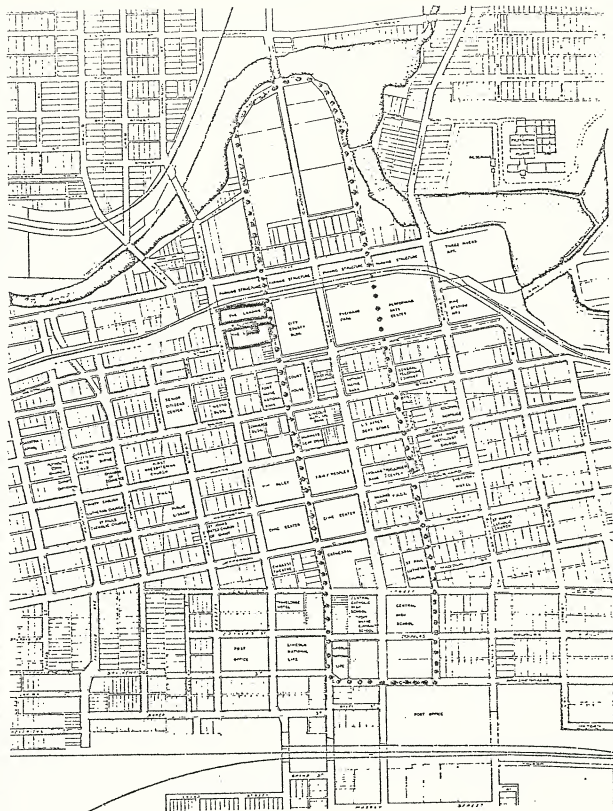
The Tram Loop will serve the Landing with its route on Calhoun Street. Some effort should be made to articulate the entrance at Columbia

and Calhoun in order to attract riders into the Landing. The Tram will bring shoppers and diners from throughout the CBD to the Landing "doorstep".

The public and private redevelopment along Main Street will undoubtedly have a positive effect on the Landing. By making the area more desirable and bringing new workers and residents for whom the Landing will be a primary source of retail and entertainment opportunities.

These outside elements will have little effect if a major effort is not made to develop the "people generators" that this area needs. New shops, restaurants and offices will create internally and draw from without the consumers upon which the success of the Landing depends. This internal development remains the responsibility of the property owners who must choose to make the investment necessary for these activities. Once this commitment is made, the City can begin to plan improvements that will aid and compliment the unique resources which exist in "The Landing".





DOWNTOWN FORT WAYNE

PORT WAYNE REDEVELOPMENT COMMISSION			
DATE: 4/75	DRAWN BY: JH	TITLE: DOWNTOWN FORT WAYNE	
REVISION: 1	DESIGNED BY: JH	PROJECT: 1	
DRAWN BY: JH		DATE: 4/75	

PROPOSED TRAM LOOP



THE CITY OF FORT WAYNE

April 18, 1975

Mr. James E. Armstrong
Area Director
HUD Area Office
4720 Kingsway Drive
Indianapolis, Indiana 46205

ATTN: MR. MARK LANCASTER, PROGRAM MANAGEMENT

Dear Mr. Armstrong:

We are herewith submitting our application for a Innovative Community Development Demonstration Project Grant funding.

We have submitted this to the Northeast Indiana Regional Coordinating Council for A-95 Review. No comments or recommendations have yet been received.

Sincerely,

Ivan A. Lebamoff
Mayor of the City of
Fort Wayne, Indiana

IAL/pw

cc

Enc.

APPLICATION FOR FEDERAL ASSISTANCE

7504 5303 02

2. APPLICANT'S APPLICATION NO.

3. FEDERAL GRANTOR AGENCY

Department of Housing and Urban Development

4. APPLICANT NAME

Community Development & Planning

AREA OR REGIONAL OFFICE

Indianapolis Area Office

STREET ADDRESS - P.O. BOX

One Main Street

STREET ADDRESS - P.O. BOX

4720 Kingsway Drive

CITY

Fort Wayne

COUNTY

Allen

CITY

Indianapolis

STATE

Indiana

ZIP CODE

46205

STATE

Indiana

ZIP CODE

46802

5. DESCRIPTIVE NAME OF THE PROJECT

Community Development Block Grant Program Innovative Projects Grant

6. FEDERAL CATALOG NO.

7. FEDERAL FUNDING REQUESTED

\$ 118,815.00

8. GRANTEE TYPE

☐ STATE,☐ COUNTY,☒ CITY,☐ OTHER (Specify)

9. TYPE OF APPLICATION REQUEST

☒ NEW GRANT,☐ CONTINUATION,☐ SUPPLEMENT,☐ OTHER CHANGES (Specify)

10. TYPE OF ASSISTANCE

☒ GRANT,☐ LOAN,☐ OTHER (Specify)

11. POPULATION DIRECTLY BENEFITING FROM THE PROJECT

Not Applicable

13. LENGTH OF PROJECT

Not Applicable 8 months

12. CONGRESSIONAL DISTRICT

a. 4th

14. BEGINNING DATE

June 1, 1975

b.

15. DATE OF APPLICATION

4/18/75

16. THE APPLICANT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE DATA IN THIS APPLICATION ARE TRUE AND CORRECT, AND THAT HE WILL COMPLY WITH THE ATTACHED ASSURANCES IF HE RECEIVES THE GRANT.

TYPED NAME

Ivan A. Lebamoff

TITLE

Mayor of the City of Fort Wayne

TELEPHONE NUMBER

SIGNATURE OF AUTHORIZED REPRESENTATIVE

Area Code

219

Number

423-7646

Ext.

FOR FEDERAL USE ONLY

ABSTRACT

The Fort Wayne Community Development and Planning Department is proposing a comprehensive innovative project which will combine all local and federal resources and elements available and necessary to plan, develop, construct and market a revitalized inner city residential neighborhood.

Working with the Homebuilder's Association, the Department will choose and develop an area of approximately two blocks, creating a showcase Parade of Urban Homes, emphasizing rehabilitation and including a limited number of new low-to-moderate income single family units.

At the same time the City will initiate a Housing Intern Program to train Housing Rehab Construction Specialists and Housing Counselors. The construction specialists will gain on the job experience and instruction on the Homebuilders Parade project, and will complete a study curriculum. The counselors will also provide assistance to the residents in the Parade site and other programs, and will also have a specialized curriculum. They will be able to provide a unique type of marketing assistance, which is sensitive and responsive to the needs of people.

NARRATIVE

a. Problems and Needs the Project Addresses:

The Department of Community Development & Planning is working in four target neighborhoods -- East Central, West Central, Oxford-Weisser Park and Nebraska, -- to improve their housing conditions, attain neighborhood stability and create a better urban neighborhood environment. Each of these neighborhoods is beset with a number of problems unique to itself, but the common problems are blight and deteriorating housing stock. Some of the others are disinvestment on the part of financial institutions, poverty and unemployment, loss of housing values, inefficient human services and conveniences, security, the nuisance of trash accumulations, an out-migration of young middle-class families. These are problems which are found in every large community's inner city neighborhoods.

There are several more than these four neighborhoods which could merit the attention of the Department of Community Development and Planning, but Community Development funds are limited. Achieving a visible impact from a concentration of effort has been a criteria for use of CD funds obtained from the 1974 Title I source.

One of the programs to be funded under Title I, which will attempt to solve inadequate neighborhood housing, is the home rehabilitation loan program. Home rehab is a new idea for Fort Wayne, and use of the funds for rehab will be limited to the four CD target neighborhoods.

There has been interest shown by other groups and neighborhoods which indicates that if specialized programs and concurrent funding were available, other neighborhoods could also be upgraded. One such group which has demonstrated real interest is the Fort Wayne Homebuilders and Developers. They would like to develop a two to four block area as a type of "Parade of Urban Homes", both new and rehabilitated. The Parade concept is a well-known institution in suburban Fort Wayne. Each homebuilder demonstrates his craft in his own "showcase" home, priced for middle and upper income families. They feel that if this were a cooperative effort, both among themselves and with the City, the "Parade", emphasizing rehabilitation in an inner city neighborhood could be achieved with minimized risk to their own businesses. This risk and the organization and administration of the project are the main problems this concept faces.

Another specific and operational problem to which this proposal addresses itself is the lack of two types of qualified and interested personnel to effectively carry out the City's proposed new home rehabilitation loan program. This need is felt in three areas:

1. There is a definite need for a Housing Intern Program, to offer training in rehabilitation and repair work. The rehab specialist possesses expertise which is not found in the ranks of contractors nor remodelers. Some of the skills overlap, but the areas are different.

In cities where any substantial rehab work has taken place, these differences have become obvious. Those people who became successful in rehab work had to develop new skills, whether they had formerly been contractors or home remodelers or simply handymen.

In Fort Wayne there is need for training rehab specialists in two

City programs: the Housing Authority's Home Leasing Program, and the new Home Rehab Loan Program. In the latter, there will be a sub-program in which trained specialists could be useful: the Homesteading Program. In the Home Leasing Program there are a number of houses available for occupancy which need special maintenance workers. Any new units in this program would need direct rehab work. Specially trained rehab specialists would expand this program and also help the Homebuilder's special Parade of Urban Homes project.

2. The City will also have a need in a new housing counseling service and the home rehab program for housing and financial counselors. The program will, of course, need one or two people with a knowledge of real estate, the mortgage loan process and procedures, and interviewing skills to head this over all counseling effort. One or two people, however, no matter how skilled they might be, will most likely be unable to obtain the high volume of loans which is desired in the four CD target areas and impact sites. To get this high volume, a door-to-door effort is needed, by people who can explain the loan program, and who can be prepared to knowledgeably answer questions about housing values, loan procedures and other real estate matters. Moreover, persons getting loans need to feel secure about the rehab organization and its personnel so that they feel their own homeownership position will remain (or become) secure. Trained counselors who have completed a Housing Internship can alleviate these concerns. The history of 235 loans has shown the value of an effective counseling program for any type of housing assistance program. They can also assist in marketing the Parade of Homes units; because they will know the residents involved and their situations. Counseling will also decrease the possibility of default, or missed rental payments.
3. A continuing situation the Department has faced is getting the neighborhoods and their associations actively involved in the improvement processes. Therefore, priority for training will be given to residents who live in the target neighborhoods. Neighborhood field offices for rehab and counseling work will be established. Staffed by trained residents (Housing Interns) who are familiar with the area and its population, the neighborhood office job of urging people to rehab their homes, and of enlisting neighborhood cooperation in other improvement activities becomes much easier to perform.

*Neighborhood Areas in
Community Development

Program	# of Dwelling Units	# of Units in Good Condition	Units Able to be Rehabilitated
EAST CENTRAL	2762	492	1423
WEST CENTRAL	2702	1435	978
NEBRASKA	2236	1467	639
OXFORD-WEISSER PARK	2555	2289	240
TOTALS	10255	5683	3280

*Sources: 1970 Census, 1972 Community Renewal Plan

b. Principal and Subordinate Objectives:

I. PRINCIPAL OBJECTIVE:

To encourage and facilitate the participation of the private housing development sector in Community Development's neighborhood improvement activities.

Subordinate Objectives:

- A. To develop financial and administrative mechanisms for the participation of the private builders and developers group in a "Parade of Urban Homes".
- B. To provide City assistance in the planning and marketing of the "Parade".
- C. To use the knowledge and skills of the private sector in establishing a Housing Intern Training Program for rehab construction specialists and financial counselors.

II. PRINCIPAL OBJECTIVE:

To develop an effective home rehabilitation operation with productive personnel.

Subordinate Objective:

- A. To develop a Housing Intern Program to train and employ individuals, preferably from target neighborhoods, as housing rehab and financial specialists.
- B. To reinforce current and future rehab neighborhood planning activities and provide a better means to implement them in the target neighborhoods.

c. Results and Benefits to be Derived from the Housing Intern Program and the Homebuilder's Project.

1. The neighborhoods involved will be improved; their housing will be renewed.
2. Both the private homebuilders and the City rehab department will gain experience in rehab of homes and in creating better neighborhood environments, and can transfer this shared experience to other neighborhood renewal efforts, on a continuing or long-term basis.
3. Residents who have rehabbed their homes will be in a more secure homeownership position, because of the physical improvement, and because of the financial and home management and maintenance counseling. New homeowners will be living in better housing conditions and will also have received counseling.
4. Lower-income and minority individuals who are in a Housing Intern Program will be employed and will have increased their job marketability for either a public service career or for employment in the private sector.
5. The volume of home rehab loans will be high enough to support a good-sized loan fund.
6. Selectively choosing and training personnel will make administration more efficient and productive.
7. A demonstrated desire to obtain loans and to improve and live in inner-city neighborhoods will increase the bank's investment in inner-city neighborhoods and in City rehab programs.
8. From the private homebuilder's cooperation and from the involvement of City banks and lending institutions the City anticipates that a Community Development Corporation will evolve. This will enable an expansion of rehab activities into new areas.

9. Using Housing Interns in neighborhood field offices will increase contact with the residents. They will be very useful in working with the neighborhood associations, and in helping these associations solve neighborhood problems such as getting rid of trash and debris, developing community spirit or neighborliness, and improving City services. The Intern can become a liaison between planners and residents in developing a neighborhood plan.
10. The development of close-in City housing will save transportation costs and conserve energy.
11. People will be encouraged to remain and live in a revitalized inner-city neighborhood.

d. Plan of Action:

The innovative project, the Homebuilders' Parade of Urban Homes, and the innovative Housing Intern Program, are inter-related with other Community Development programs. The plan of action which is outlined includes some Community Development activities which relate to the proposed innovative programs.

A. Key Personnel Hired

1. Rehab and Neighborhood Improvement Operations Director May 1, 1975
2. Housing Counselor May 30, 1975
3. Rehab Construction Specialist (Director) May 30, 1975

B. Field Offices Established (4)

1. Staff Hired June 1 - Aug. 1, 1975
2. Office Equipment Purchased June 1 - Aug. 1, 1975

C. Non-Profit Community Development Corporation

1. Planning, organizing and establishing May 1 - Sept. 1, 1975
2. Establish Office May 1 - Sept. 1, 1975
3. Hire Director May 1 - Sept. 1, 1975

D. Parade of Urban Homes

1. Assist the homebuilders in organizing a consortium to develop the Parade of Urban Homes project. (This consortium will not preclude a contractor who does not wish to belong from submitting a separate bid in the demonstration project.) March - June
2. Choose Site May - June

The site should be chosen from any one of the four CD target neighborhoods, and should have the following characteristics:

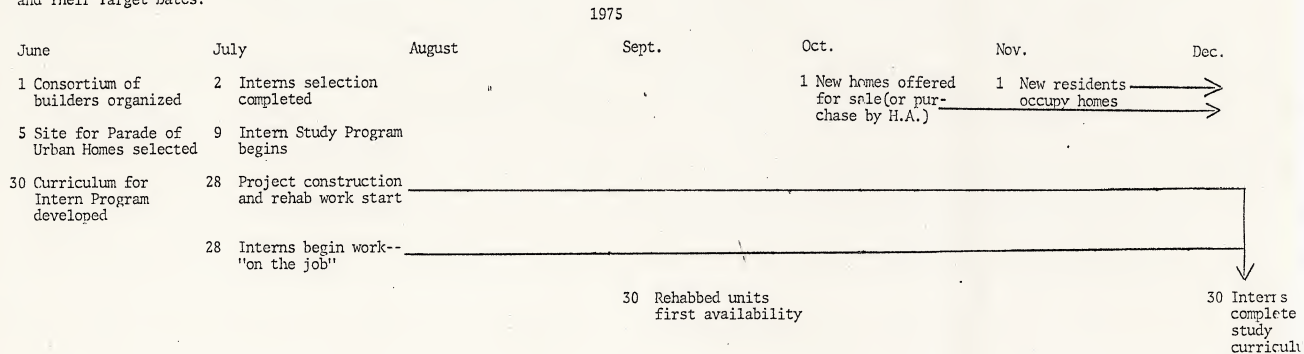
- a. contain approximately 20 homes or homesites
 - b. contain homes which are able to be rehabbed and improved
 - c. vacant lots should be of a size and type to meet building and zoning codes.
 - d. completed site should have a visible impact
 - e. environmental impact of site on neighborhood and of neighborhood on site should be evaluated
 - f. project site should have potential for induced expansion into contiguous neighborhood
3. Begin site planning and development July 1975
 4. Develop financial mechanisms to make new and rehabbed homes available for low or moderate income people. Because of the comprehensive nature of the Homebuilder's "Parade", the financial solutions to developing a completely renewed demonstration project are somewhat complex. Each May - Aug. 1975

individual homesite or existing unit will have its own unique set of problems. Each will require its own financing technique. The following is a list of the financial answers which could be used:

- a. Housing Authority programs: Section 8 & 23, Home Leasing
 - b. low interest home rehab loans to homeowners
 - c. City-provided free labor, such as CETA, Title X labor intensive, Housing rehab construction Interns, Summer Youth Employment Program
 - d. fast depreciation of rehab improvements costs (by homeowner only, not available to non-profit)
 - e. purchase of construction materials by tax-exempt non-profit -- for homes to be owned by the Housing Authority
 - f. grant money available through Innovative funding project
 - g. land acquisition by Housing Authority, Redevelopment Commission and/or Development Corporation
 - h. Homesteading Program, in conjunction with low interest rehab loans
5. Begin new construction and rehabilitation process July 1975
- a. contact homeowners
 - b. form project resident association, if desired, using Department of Human Resources staff
 - c. provide counseling services, using Interns and counseling staff
 - d. develop marketing plan
 - e. project management
 - Housing Authority units
 - Development Corporation for rehab units.
6. Summary: The Parade of Homes project is innovative in its comprehensive use of all available methods to create a desirable and viable inner-city neighborhood. The close cooperation of both private and public sectors in attaining a mutually desired goal is also innovative. This comprehensive approach, incorporating several financial mechanisms, counseling, City labor programs, the Homebuilder's Association and City departments, will demonstrate the potential of developing other City neighborhoods, and will be a proving ground for developing these and other approaches for solving inner-city neighborhood problems.
- E. Housing Intern Program
1. Hire Program Director May 30, 1975
(will be Housing Counselor Director)
who will work with housing planners, rehab director and other staff in developing an intern program.
 2. Prepare Curriculum June 1975
 - a. using private sector volunteer advisors -- from mortgage and lending companies
 - social service agencies
 - local universities
 - builders group
 - county extension
 - b. develop materials to be used
 3. Employ teachers and/or lecturers from private sector with various areas of expertise; also use local and state government agencies' personnel (Paid personnel will receive a stipend for a prepared lecture or presentation.) July 1975

4. Housing Counseleors Intern Study Topics:
 - a. mortgage lending procedures
 - b. rehab loan procedures
 - c. real estate practices
 - d. current and relevant housing programs available through FHA, HUD, Department of Community Development and the Housing Authority
 - e. interviewing and counseling skills
 - f. Fair Housing Act, and local remedies
 - g. local housing market situation
 - h. family budgeting, credit use and financial management
 - i. home management and maintenance
 - j. community or neighborhood organization methods; citizen participation and planning
 - k. public speaking and community relations
5. Rehab Construction Specialist Intern Study Topics:
 - a. rehabilitation process and procedures
 - b. importance of design
 - c. structural problems, including estimating
 - d. mechanical systems in residences
 - e. rehabilitation standards
 - f. relevant and current housing programs available through Federal or local government
 - g. planning, as it relates to neighborhood improvements
6. Advertise Intern Program June 1975
 - a. emphasize neighborhood and minority groups and organizations and publications
 - b. public service announcement spots, newspapers, etc.
 - c. Indiana State Employment Security Division
 - d. vocational schools
7. Select Interns July 1, 1975
 - a. first priority -- neighborhood residents
 - b. other priorities -- minority group members, women, unemployed, under-employed, low income
 - c. with interest skills or experience in construction, repair work counseling, family finance or related area
8. Commence Intern Study Program July 8, 1975
9. Initiate Interns into Innovative Parade of July 28, 1975
Urban Homes project as part of work study program; also into Housing Authority's Home Leasing Program, the Homesteading Home Rehab Programs.
10. Summary: The innovative nature of the Housing Intern Program is that it will combine a variety of needs into a project that will produce results on several levels: the Intern's job marketability and skills will be upgraded; labor costs will be reduced on the Parade homes; the Interns can be transferred to other new Housing programs, to other public service areas or to opportunities which might exist in the private market; and the Community Development programs will have a means to train and employ persons who will be qualified and efficient. Another innovative quality is the use of the private sector in developing and implementing the curriculum.

e. Chronological Schedule of Accomplishments, progress or milestones Anticipated to be Achieved
and Their Target Dates:



f. Data Collection and Evaluation

What these innovative projects will demonstrate is that, by combining public and private efforts in a unique comprehensive attack on one neighborhood the needs of the City's rehab organization and neighborhood residents can be met, and the results previously discussed can be achieved. Cost and efficiency benefits for private and public sectors will be obtained for both programs, by combining them. The data to be collected are listed below; each type of data is followed by the criteria to evaluate the results obtained.

1. Personal Housing & Financial Data of Current & New Residents, Current and Post Project.

- a. housing costs, amount and % of available income
- b. housing conditions

EVALUATE: Improvement in the housing conditions of project residents; and effect on the housing costs.

2. Condition of Homes in "Parade" Site, Current and Post-Project

- a. structural
- b. market value change

EVALUATE: The amount of success achieved in improving the project site and its housing. Change in the market value of housing.

3. Cost Records for New Construction & Rehabilitation

- a. materials
- b. labor, man-hours
- c. administration, including marketing and advertising

EVALUATE: Costs involved with the project. Compare with other housing available in areas contiguous to the project, and for new housing of comparable size.

4. Employment and Educational Records of Housing Interns

- a. income before entering program, income after
- b. pre-Intern job level
- c. number completing Internships

EVALUATE: Improvement in Housing Interns' financial and employment situations

5. Neighborhood Improvement and Organization Activities

- a. number of residents participating in improvement activities
- b. meetings held, results of meetings

EVALUATE: Extent of participation of residents in the improvement of their neighborhood. Extent of in-migration.

- c. new residents in neighborhood, race, size of family, incomes, etc.
- d. number of rehab loans, amount of loan

6. Bank Participation

- a. number of bank loans before and after program
- b. amount of loans
- c. any other type of bank investment

EVALUATE: Increase of bank investment in this or other inner-city neighborhood.

7. Management Effectiveness, as Shown by:

- a. number visiting Parade of Homes and information calls
- b. number interviews with counselors and applications
- c. number defaults

EVALUATE: Effect of Interns and counseling on efficiency of operation and on increasing public interest.

- g. Organizations, Cooperators or Consultants Who Will Work on the Projects; the Nature of Their Contribution; The Estimated Amount of Their Contribution in Man-Days and Dollars; Percentage of Total Work.

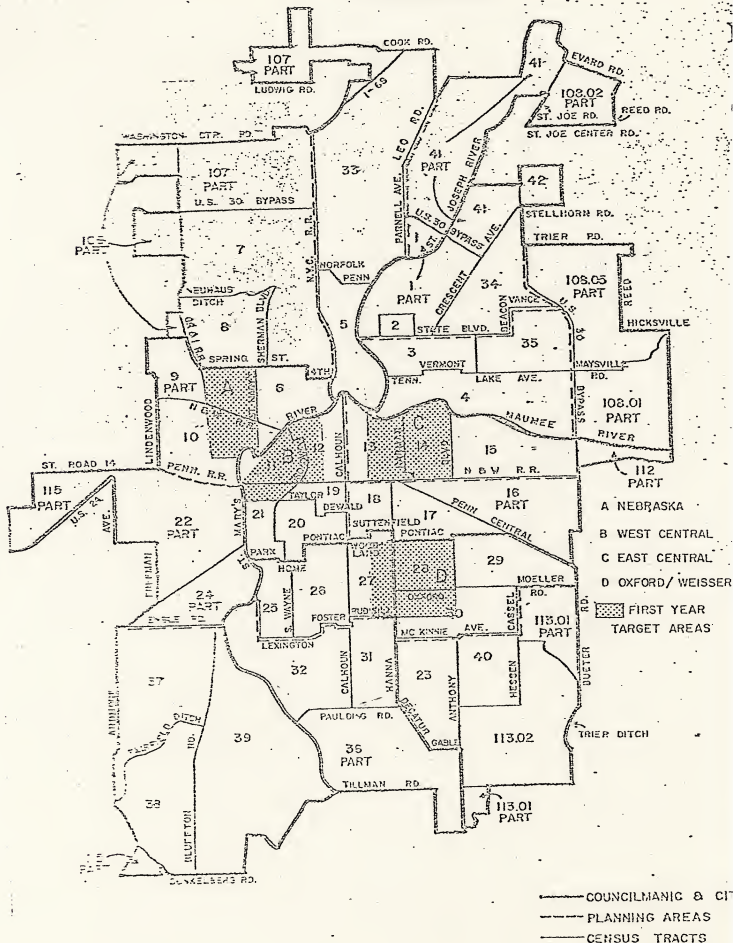
	MAN-DAYS	\$ VALUE	% OF TOTAL WORK
1. Dept. of Community Development and Planning; and the sub-agency of rehab loans and neighborhood improvements: Planning, organization, management, implementation At least 20 staff persons involved.	3200	\$128,000	80%
2. Housing Authority: Home Leasing Program, public housing information, technical & management advice and participation.	100	5,000	5%
3. Redevelopment Commission: planning assistance	25	1,250	NA
4. Minimum Housing and Relocation Department: housing inspection	5	250	NA
5. Human Resource Department: citizen participation and community organization assistance; training of counselors	25	1,250	NA
6. Metropolitan Human Relations Commission: train counselors in Fair Housing Laws	20	200	NA
7. HUD Housing Counselor: counseling advice, expertise and staff training.	25	1,250	NA
8. Homebuilders Association: will organize its members to provide construction consortium; will promote involvement by contractors; will provide technical advice.	320	25,000	9%
9. Lincoln Improved Housing, Inc.: home management and maintenance workshops; rehab operations advice	10	1,000	NA
10. Fort Wayne Board of Realtors: technical advice	3	300	NA
11. Dept. of Public Welfare of Allen County: referrals, advice	10	500	NA
12. Lutheran Social Services: accept referrals for family problems, advice	10	500	NA
13. United Way of Allen County: information and referral; volunteers	10	500	NA
14. Colonial Mortgage: financial advice to counselors	5	500	NA
15. Consumer Credit Counseling Service Inc. of Allen County: (attached to Credit Bureau) training counselors; assist clients with non-mortgage creditors	20	1,000	NA
16. Waterfield Mortgage Co: referral; technical financial advice.	5	500	NA
17. Catholic Social Services: referrals	10	500	NA

18. Allen County Extension Service: Home management & maintenance workshops	10	500	NA
19. Public Vocational Education Schools: training and labor	100	6,000	5%
20. Allen County Economic Opportunity Council: (O.E.O.) staff resources	10	500	NA
<u>3905</u> TOTAL			

h. Relevant Work Known to Have Been Done in This Area; Differences between Proposed Projects and Previous Work.

1. Baltimore, Maryland created a volunteer housing counseling program, which trained volunteers to work as housing counselors in their own neighborhood offices. The Fort Wayne Housing Intern program will be a career-oriented program, and the counselors will work directly with City housing programs. Some of the interns will be involved with rehab construction only.
2. Boston, Mass. developed a rehab construction specialist course. The Fort Wayne program differs because it will use rehab specialists in several areas: The Parade of Urban Homes, Housing Authority rehabilitation programs, home leasing, and in Homesteading.
3. The Akron, Ohio Housing Authority worked with homebuilders to create a new middle-income housing project. Fort Wayne's will renovate an inner-city area, and will be working with low- and moderate-income families as well as the middle income group. Fort Wayne will involve rehabbed and new homes.
4. South Bend, Indiana, had a Public Service Career program, which trained financial specialists for its 312 loan program. Fort Wayne has had no 312 loan program; and the counselors will be used in several program areas for counseling and in community liaison work. Also, some interns will train for rehab construction.

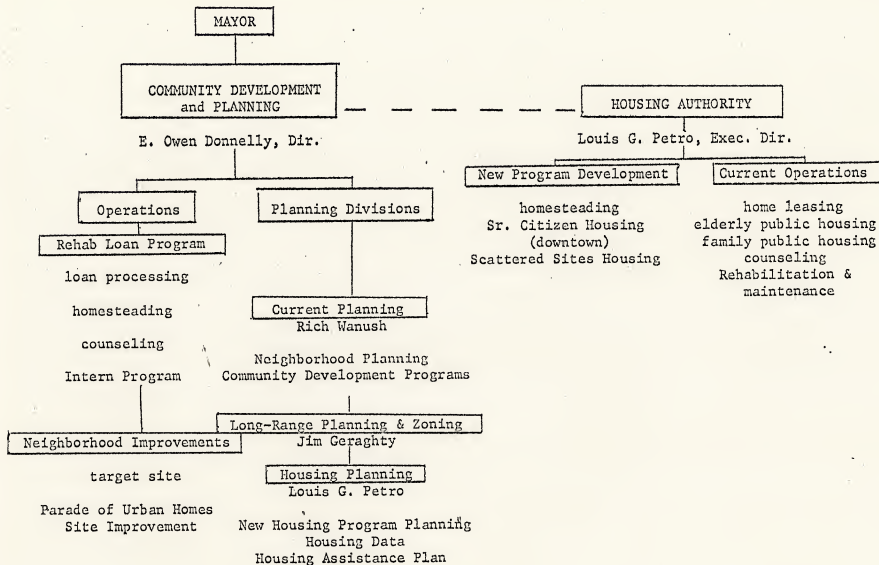
Rehabilitation



j. Descriptions of Key Persons Expected to Assume Professional and Administrative Responsibility for the Projects.

1. Richard N. Bentley, Director of City Rehab Loan and Neighborhood Improvement Implementation: R. Bentley has had 10 years of experience in residential real estate development, marketing, management, non-profit development corporations and training housing specialists. He will provide full-time supervision of all project work performance including the Parade of Urban Homes and Housing Interns. His precious experience makes him eminently qualified to perform his responsibilities.
2. Dr. Louis G. Petro, Executive Director of Housing Authority; Housing Planning Division Head: Dr. Petro has developed three new elderly housing projects, a 100 scattered sites project, 57 home leasing/home-ownership units, a forthcoming homesteading project, a proposed new downtown senior citizen center, proposed new downtown senior housing, two day care centers for public housing residents, and several other innovative projects. Approximately 15% of Dr. Petro's time would be spent on project planning development and implementation. His experience is completely relevant to the project. In addition, he is a licensed professional engineer and has served as Chairman of the Department of Civil Engineering at Indiana Institute of Technology and taught at the University of Missouri at Rolla. Dr. Petro has designed and supervised the construction of millions of dollars of structures over the past 25 years.
3. Rehab Specialist: This position will be filled in June 1975. Qualifications: demonstrable skill and experience in rehab and building construction. Ability to supervise and manage rehab construction operations. Knowledge of housing structure, mechanical systems and estimating. He will be available approximately 30% of his time to work on the Innovative Parade project only. He will be full-time supervisor of Rehab construction specialist interns. Will work on curriculum.
4. Housing Counselor: Position to be filled by May 30, 1975. Qualifications: Training and experience in interviewing or counseling; real estate practices; family finance, budgeting, credit use; and housing programs. Person will be full-time supervisor of all counseling and of Housing Interns.
5. Bruce R. Baldwin, AIP, Assistant Housing Planner: Mr. Baldwin has a master's degree in city planning; he has worked in the Peace Corps, has managed a housing project and has worked in many areas of housing planning, including the 1975 Housing Assistance Plan. Approximately 40% of his time will be spent on planning the project and in developing intern curriculum.
6. Carolyn M. Bower, Assistant Housing Planner: Ms. Bower has studied in city planning, and at the Housing Specialist Institute; and has worked in housing counseling and other areas for the Urban League. She has worked on the Housing Assistance Plan and other housing and neighborhood planning activities. She has also had experience in promotion advertising and broadcasting. Approximately 40% of her time will be devoted to working with the homebuilders and developing the Intern Program.
7. Other planning and housing personnel and the Homebuilders Association will be decisive factors as their services are required.

E. Area to be Served by Project



1. Current and/or Previous Experience in Similar Projects of Comparable Scope.

1. Housing Authority projects:

- a. Home Leasing -- 57 single family homes are currently in this project; 17 additions have been authorized. The resident has the option to purchase after 3 years. This has been a very successful project so far with no missed payments and appears to be recession proof. Families are counseled. Rehab work was performed by the Housing Authority staff.
- b. 45 FHA-PROP units are being proposed as homesteading units. Homesteading will be under the aegis of the newly developing Community Development operations branch.
- c. 100 scattered sites single family units are planned for construction. These will be public housing units.
- d. 175 Section 23 scattered leased existing housing units

2. Community Development and Planning

- a. A Rehab Loan Program is being developed from the 1974 Housing and Community Development Act Block Grant funding. Rehab loans will be available to residents in four target neighborhoods
- b. Neighborhood improvements are being planned with neighborhood residents in four impact sites.
- c. Counseling is planned for the rehab loan program, and a HUD contract proposal to do default counseling is being prepared.

n. Amount of Non-Federal Resources that Will Be Used on the Project; Also, Amount of Indirect Cost and Type of Indirect Rate.

	<u>DIRECT COST</u>	<u>INDIRECT COST</u>
1. Professional Services		
a) Administration, operations and management provided by City Staff	\$	\$135,950.00
b) Other local organizations, cooperators or consultants providing project assistance		*
c) Professional services hired		
(1) legal services	3,500.00	
(2) consultants	5,000.00	
2. Organization Costs -- Parade of Urban Homes	3,000.00	
3. Office Cost		
a) City-County Bldg. -- rent utilities, maintenance		3,600.00
b) Neighborhood office -- rent, utilities, maintenance		2,400.00
c) telephones (2)	720.00	
d) equipment	3,600.00	
e) supplies	1,100.00	
4. Intern Materials & Supplies		
a) tools	1,200.00	
b) books	500.00	
5. Printing and Reproduction	1,000.00	
6. Intern Training		
a) Intern Program	1,000.00	
b) Salaries (7 months)		
(6) Rehab Construction Specialists Interns (ea. \$5,000)	30,000.00	
(4) Housing Counselor Interns (ea. \$4,000)	16,000.00	
c) Fringe benefits		
(1) Rehab Construction Specialist Intern (ea. \$1250)	7,500.00	
(2) Housing Counselor Intern (ea. \$1000)	4,000.00	
7. Transportation	1,800.00	
8. Travel	1,000.00	
9. Advertising	2,500.00	
10. Procurement Services	1,200.00	
11. Rehab Construction Materials	20,000.00	\$141,950.00
	<u>\$104,620.00</u>	
12. At fixed rate of 10%, indirect cost total to be recovered through grant.	14,195.00	

FEDERAL FUNDING REQUESTED \$118,815.00

* No cash cost, estimated value = \$35,800

ROSE MARIE HOTEL DESIGNATED BY DIAGONAL LINES

DIGEST SHEETTITLE OF ORDINANCE Innovative Community Development Demonstration Project GrantDEPARTMENT REQUESTING ORDINANCE Department of Community Dev. & Planning

SYNOPSIS OF ORDINANCE The ordinance is needed to give the Department of
Community Development and Planning the authority to apply for federal funds under
the Innovative Community Development Demonstration Project Grant Program. The
money is available from the Department of Housing and Urban Development. No local
match is required. The City can obtain up to \$165,000 of federal money. Two proposals
have been prepared. (attached)

EFFECT OF PASSAGE The Department of Community Development and Planning
will be able to apply for \$165,000 of federal money.

EFFECT OF NON-PASSAGE The City will not be able to apply for the available
federal money.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) Up to \$165,000
of federal money could be awarded to the City. No local match of funds is required.

ASSIGNED TO COMMITTEE (J.N.) Finance JH